



Document 2017 3386

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Date 10/27/2017 Time 1:05:17PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$439.20 ANNO

Rev Stamp# 464 DOV# 473 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA



\$275,000

**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 335  
Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Corey and Sara St. John, 722 W. Court, Winterset, IA 50273

**Return Document To:** (Name and complete address)

Corey and Sara St. John, 722 W. Court, Winterset, IA 50273

**Grantors:**

Madison County Moments, LLC

**Grantees:**

Corey St. John and Sara St. John

**Legal description:**

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED  
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of ---\$275,000.00--- Dollar(s) and other valuable consideration, Madison County Moments, LLC, a(n) Limited Liability Corporation organized and existing under the laws of Iowa does hereby Convey to Corey St. John and Sara St. John, as joint tenants with full rights of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:  
Lot Four (4) and the West Half (W1/2) of the Lot Three (3) in Block Twenty (20) of West Addition to the Town of Winterset, Madison County, Iowa.



The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated on 10-25-17.

Madison County Moments, LLC, a(n) Limited Liability Corporation

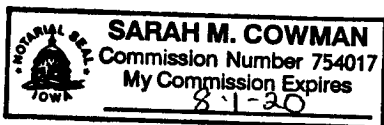
By Mark Hawkins  
Mark Hawkins, Member Manager

By Kayla Hawkins  
Kayla Hawkins, Member Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10-25-17, by Mark Hawkins

as Member Manager + Kayla Hawkins, Member Manager  
of Madison County Moments, LLC



Sarah M. Cowman  
Signature of Notary Public